

LOT 16
IN OR 1390/1445
PIRATES WOOD #5 UNR

HALL CHRISTINE
97091 CARAVEL TRAIL
YULEE, FL 32097

2024

43-3N-28-509E-0016-0000



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	05	AVERAGE 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	13	LVT/LAMMT 60
Interior Floo	14	CARPET 40
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
Occupancy	00	NONE 100

Quality	01	Quality Level 01
DOR CODE	0100	SINGLE FAMILY

MAP NUM		MKT AREA	04
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NEIGHBORHOOD/LOC	4032.00
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AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,918	100	1,918	203,805
FEP	210	80	168	17,851
FGR	416	55	229	24,334
FOP	150	30	45	4,782
PTO	322	5	16	1,700

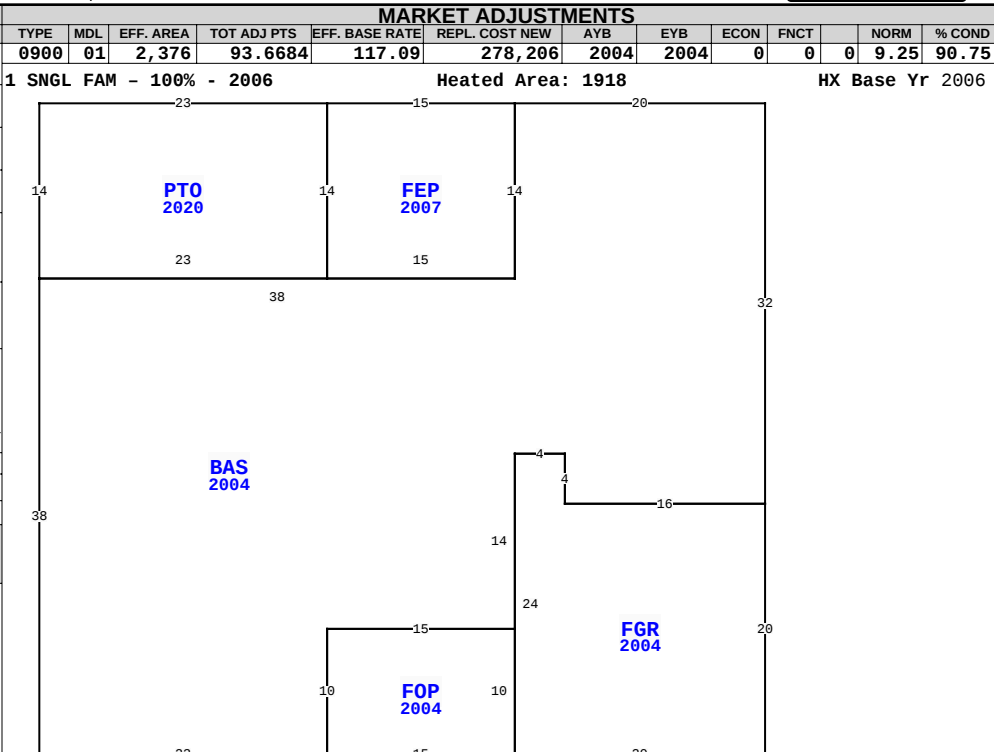
TOTALS	3,016		2,376	252,472
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EXTRA FEATURES

L N	OB/XF CODE	DESCRIPTION	BLD	CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE	ORIG COND	YEAR ON	YEAR ACTUAL	Q	% COND	OB/XF MKT VALUE	NOTES
1	0810	CONCRETE A	0	100	0	0	432.00	SF	6.50	6.50	100	2004	2004	3	84	2,359	
2	0811	CONCRETE B	0	100	0	0	972.00	SF	5.20	5.20	100	2006	2006	3	87	4,397	
3	0861	POOL GUNIT	0	100	25	13	325.00	SF	85.00	85.00	100	2020	2020	3	93	25,691	
4	0855	CONC PAVER	0	100	0	0	378.00	SF	10.00	10.00	100	2020	2020	3	99	3,742	

LAND DESCRIPTION

L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D
1	000100	C	SFR	100	



BLD DATE		LGL DATE	
XF DATE		LAND DATE	06/16/2023
INC DATE		AG DATE	MLU

97091 CARAVEL TRL, YULEE

L N	OB/XF CODE	DESCRIPTION	BLD	CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE	ORIG COND	YEAR ON	YEAR ACTUAL	Q	% COND	OB/XF MKT VALUE	NOTES
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TOTAL OB/XF 36,189

NASSAU COUNTY PROPERTY										PAGE 1 of 1				4
VALUATION SUMMARY														
VALUATION BY					STANDARD									
Tax Group: 4					Tax Dist:									
BUILDING MARKET VALUE					252,472									
TOTAL MARKET OB/XF VALUE					36,189									
TOTAL LAND VALUE - MARKET					100,000									
TOTAL MARKET VALUE					388,661									
SOH/AGL Deduction					194,182									
ASSESSED VALUE					194,479									
TOTAL EXEMPTION VALUE					50,000									
BASE TAXABLE VALUE					144,479									
TOTAL JUST VALUE					388,661									
NCON VALUE					0									
INCOME VALUE														
PREVIOUS YEAR MKT VALUE					378,667									

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B205152	SWIM POOL	38,428	07/01/2020
B25433	REMODEL	5,200	12/01/2011
B17631	ADDITION	22,953	10/31/2006
B0311505	NEW CONSTR	145,074	08/01/2003

SALES DATA									
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE			
1390/1445	2/22/2006	WD	U	I	07	100			

GRANTOR: TREFETHEN LENNY & JEN
GRANTEE: HALL CHRISTINE
1366/0049 11/09/2005 WD Q I 230,000
GRANTOR: TREFETHEN LENNY & JEN
GRANTEE: HALL CHRISTINE

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2004] W20 FEP=[YR=2007] W15 PTO=[YR=2020] W23 S14 E23 N14\$ S14 E15 N14\$ S14 W38 S38 E23 FOP=[YR=2004] E15 FGR=[YR=2004] E20 N20 W16 N4 W4 S24\$ N10 W15 S10\$ N10 E15 N14 E4 S4 E16 N32\$.